

I hereby certify that this is
a true copy from the records
of the Bureau of Conveyances,

Registrar of Conveyances
Assistant Registrar, Land Court
State of Hawaii

10869-8
473
RECORDATION REQUESTED BY

ALPHA TREE CO., INC.

82- 55279

82 JUN 23 A 8: 01

AFTER RECORDATION, RETURN TO

ALPHA TREE CO., INC.

16421 109
CAROL ANN LEE REGISTRAR

RETURN BY MAIL () PICKUP ()

D E E D

KNOW ALL MEN BY THESE PRESENTS:

That FAF MOKULEIA ASSOCIATES, a California registered partnership, doing business in Rolling Hills Estates, California, and FREDERIK ARTHUR FIGGE, husband of Kirsten Figge, of Rolling Hills Estates, California (hereafter the "Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by RICHARD JOHN BLANGIARDI, husband of Kathleen M. Blangiardi, whose residence and post office address is 978 Waiohinu Drive, City and County of Honolulu, State of Hawaii (hereafter the "Grantee"), receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey all of that certain property more fully described in Exhibit "A" hereto attached and incorporated herein by reference, including any fixtures, appliances, furniture and/or items of personal property itemized therein, unto the Grantee as Tenant in Severalty, his heirs and assigns, forever.

CONVEYANCE
TAX...
\$32.50
STATE OF HAWAII
JUN 23 1982
CERTIFICATE FILED
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AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same together with all buildings, improvements, tenements, rights, easements, hereditaments,

privileges and appurtenances thereunto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and that the Grantor will WARRANT AND DEFEND the same unto the Grantee, forever, against the lawful claims and demands of all persons, except as aforesaid.

AND the Grantee does hereby covenant and agree, for the benefit of the Grantor and the owners from time to time of all other condominium apartments in the described project, at all times to observe, perform, comply with and abide by all of the restrictions, covenants, agreements, obligations, conditions and other provisions set forth in the Declaration and the By-Laws attached thereto, described in Exhibit "A", as the same exist or may hereafter be amended from time to time. The covenants of the Grantee herein contained shall run with the land.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any fixtures and personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, executors, administrators, personal

16421 111

representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 26th day of May, 1982.

FAF MOKULEIA ASSOCIATES

By Frederik Arthur Figge
Its Authorized Agent

Frederik Arthur Figge
FREDERIK ARTHUR FIGGE

-Grantor

Richard John Blangiardi
RICHARD JOHN BLANGIARDI

KATHLEEN M. BLANGIARDI

-Grantee

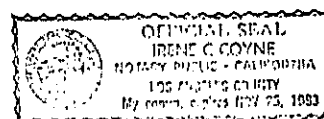
AKR
NP

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

On this 26th day of May, 1982, before me personally appeared FREDERIK ARTHUR FIGGE, to me known who, being by me duly sworn, did say that HE is the general partner of FAF MOKULEIA ASSOCIATES, a California registered partnership, that HE is authorized to execute the foregoing instrument and that it was signed on behalf of said partnership and is his and its free act and deed.

Irene C. Coyne
Notary Public
My commission expires:

(3)



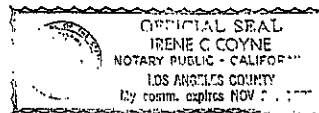
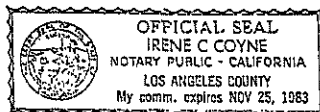
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STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

On this 26th day of May, 1982, before me personally appeared FREDERIK ARTHUR FIGGE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Irene C Coyne
Notary Public

My commission expires:



STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

On this 17th day of June, 1982, before me personally appeared RICHARD JOHN BLANGIARDI ~~and KATHLEEN M. BLANGIARDI~~, to me known to be the person^s described in and who executed the foregoing instrument and acknowledged that ~~they~~ executed the same as ^{his} ~~their~~ free act and deed.

Antoinette K. Rapier
Notary Public, State of Hawaii

My commission expires: 12/22/85

16421 113

E X H I B I T " A "

FIRST: All of that certain real property situate at Kamananui, Waialua, City and County of Honolulu, State of Hawaii, described as follows:

Apartment No. 101 of that certain Condominium Project known as "MOKULEIA SURF", as shown on Condominium File Plan No. 328, as amended, filed in the Bureau of Conveyances of the State of Hawaii (herein the "Bureau") on December 28, 1973.

Together with all non-exclusive easements appurtenant to said apartment in the common elements, the limited common elements, and in all other apartments in said Condominium Project, as provided in the Declaration of Horizontal Property Regime dated November 7, 1973, recorded in the Bureau in Book 9668, Page 161, as amended by instruments dated May 22, 1974 and December 6, 1974, recorded in the Bureau in Book 10014, Page 501 and Book 10308, Page 517, respectively (herein collectively the "Declaration"), and/or as delineated on said Condominium File Plan No. 328, as amended, and/or as contained in that certain Deed of Apartments described below.

Together, also, with an exclusive easement to use Parking Space No. 1, as designated on said Condominium File Plan No. 328, as amended.

SECOND: An undivided 8.10 percentage interest in the land described below, and in all of the other common elements of said Condominium Project, as declared and established by the Declaration.

Together with all non-exclusive easements appurtenant to the common elements in the limited common elements, and in all other apartments in said Condominium Project, as provided in the Declaration, and/or as delineated on said Condominium File Plan No. 328, as amended, and/or as contained in said Deed of Apartments.

SUBJECT, as to FIRST AND SECOND, to all exclusive and non-exclusive easements appurtenant to the common elements, the limited common elements and to all other apartments in said Condominium Project.

The land upon which said Condominium Project is situated is described in the Declaration, which description is incorporated by reference in accordance with §514A-17, H.R.S., as amended, as if fully set forth herein.

Being a portion of the real property conveyed to FAF MOKULEIA ASSOCIATES, a California registered partnership (as to an undivided 41.0649% interest), and FREDERIK ARTHUR FIGGE, husband of Kirstin Figge (as to an undivided 58.9351% interest), together as tenants in common, by that certain Deed of Apartments dated November 24, 1980, recorded in the Bureau in Book 15215, Page 480.

TOGETHER with the following described fixtures and/or personal property presently situated in or about the property hereinbefore described, to wit: all built-in furniture, attached fixtures and built-in appliances, water heater, electrical and/or gas and plumbing fixtures, attached carpeting and existing drapes, range, refrigerator, disposal, air conditioner and TV cable.

SUBJECT, HOWEVER, to the following:

16421 114

1. AS TO THE APARTMENT DESCRIBED ABOVE AND THE COMMON INTERESTS APPURTENANT THERETO:

a. The covenants, agreements, obligations, conditions, easements and other provisions set forth in that certain Declaration of Horizontal Property Regime described above (Condominium File Plan No. 328, as amended) and the By-Laws attached thereto, as amended.

b. The terms, provisions, covenants, easements and reservations of that certain Deed of Apartments described above.

2. AS TO THE COMMON ELEMENTS ONLY:

a. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

b. A 20-foot Setback Line for road widening, as delineated on File Plan No. 863.

c. The restrictive covenants as contained in that certain Deed dated October 9, 1973, recorded in the Bureau in Book 9544, Page 370.

Page 2 and end of Exhibit "A"